

Lake Sawyer South Community Association- Board of Directors Meeting

6972 Lake Gloria Blvd Orlando, Florida 32809-3200

Heather Gambini, Senior LCAM

Date: February 23, 2021 **Time:** 6:15 pm

Location: Virtual Meeting via AnyMeeting

MINUTES

CALL TO ORDER: Meeting called to order by Steve @ 6:19pm

ESTABLISHMENT OF BOARD QUORUM:

Shannon Boe- present

Patrick Spikes- present

Steve Mileski- present

Mike Walker- present

Vacant Position

Marcus Bonds- present

Jeffrey Gavrich- present

PROOF OF MEETING NOTICE: Notice is posted at entrance a minimum of 48hrs prior to the meeting. Notice was also posted on the community website www.lakesawyersouth.com

APPROVE MEETING MINUTES: To approve the January 26, 2021 & February 2, 2021 Board Meeting Minutes as submitted.

Marcus made a motion to approve the January 26, 2021 & February 2, 2021 meeting minutes. Jeff seconded the motion. Motion passed 6-0.

VACANT BOARD SEAT:

- Steve read the Docs regarding appointment of a new Board Member to the Board. 2 candidates put their intent forms in: Craig Glass and John Tramell. ***Steve made a Motion to appoint John Tramell to Board of Directors as Director. Shannon seconded the Motion. Motion passed 5-1. Patrick opposed & requested waiting an additional month to see if there were any other interested parties.***

PRESIDENT'S REMARKS:

- Arroyo Proposal #4241 \$1440- Steve reported to the Board that management contacted the County regarding the oak trees since they are on County property. County has stated that the HOA must maintain them and they would not. ***Steve made a Motion to accept proposal #4241 from Arroyo for \$1,440.00. Jeff seconded the Motion. Motion passed 5-1. Patrick Opposed.***
- Flag Pole Monument Plat- Steve reported that himself and Shannon are working on trying to locate a plat # for the monument at Derexa in order to move the flag pole project forward with the County via permit process.
- Screened in Lanais- Steve reported that the HOA has no jurisdiction on the screened in areas of the home as they are deemed an interior space. Law Enforcement also views it this way.

RESIDENT COMMENTS:

- 8116 Jailene- Resident called in to ask about the landscaping removal that was left and was promised to be removed. Manager informed that she has contacted the supervisor and he has stated he will look into it. No update has been given to management yet. Steve informed the owner he would stop by and take a look this week.

COMMITTEE UPDATES & GARAGE SALE:

- Garage Sale- Tatiana Walton gave an update on her findings with the poll for the garage sale. 34 responses were sent in from email and next door; 30 were in favor. Most residents chose April 10th as their ideal date. This would allow time to still have a fall garage sale since the County will only allow one every 6 months. ***Patrick made a Motion to approve the garage sale for April 10, 2021 with an amount not to exceed \$250. Marcus seconded the Motion. Motion passed 6-0.*** Mike inquired about not posting about mask mandate so they are not required to enforce.
- Holiday- Patrick gave an update that he changed colors of lighting for Valentines Day- Presidents Day. A few lights are out on Derexa. Management with set a time to meet with electrician to get those working.

- ARB- Steve reported that there was a large turnout at the meeting this evening. Shannon reported that there were 20 applications and 3 additional were reviewed from owners that attended the meeting. 10 were for painting townhome doors. 1 application was denied, all others were approved. Steve congratulated them on a great job on the updates to the guidelines. The guidelines have been officially recorded with the County.
- Amendment Notification- Steve reported that the HOA is required to notify owners of the amendment. Management needs Board to direct on how they want to send the mailing as it was mentioned previously to send post cards as a cheaper option. After discussion, **Patrick made a Motion to have Leland send letters for amendment. Marcus seconded the Motion. Motion carried 6-0.** Nuisance amendment and Spring Cleanup information will also be included in the mailing.

FINANCIALS/COLLECTIONS:

- Financials-
 - Manager gave a report on the financials.
- Invoices-
 - Arroyo #7419 \$1,260- Irrigation Repairs in Towns- **Steve made a Motion to approve invoice #7419 in the amount of \$1,260 for townhome irrigation. Marcus seconded the Motion. Motion passed 6-0.**
 - Monies Moved/New Line Created- Steve reported that he spoke to Leland accounting regarding moving already approved money from 3010 townhome pooled reserves to pay for landscaping in the amount of \$65,000 to the landscaping line item in operating. Leland informed Steve that moving the money up to operating for landscaping would inflate the budget which is not ideal so Leland recommended creating a new line item in reserves to place the money into so it is recognized what it is specifically for. Steve approved creation of the new line item. Once the money in that line is depleted, the line will be deleted.
 - Arroyo #7512 \$36,000- **Steve made a Motion to approve Arroyo invoice #7512 for \$36,000 from the newly created reserve line item for landscaping. Shannon seconded the Motion. Motion passed 5-1. Patrick opposed as he feels the new reserve line should not have been created and used to pay from as he feels the Docs do not allow the Board to create a reserve even if it is already funded.**
- Collections –
 - DiMasi LFC – 2 Files for LFC Approval- 101102130 & 101106950- **Steve made a Motion to approve 2 files to move forward with LFC. Marcus seconded the Motion. Motion carried 6-0.**

OLD BUSINESS

- Townhome Projects Update- Shannon reported that painting is being done on Moser currently. Townhome residents are not moving their vehicles and Shannon is having to knock on doors to ask for them to remove their vehicles, so they do not get paint on them. A few owners have not removed some items necessary for painting, but management has aided in getting Shannon contact information for them to she can contact them. She is getting pushback from a resident regarding the HOA not having the back doors painted in the project. Shannon mentioned there is a townhome on Fairgrove that does not have their gutters attached. Management advised them to move the pieces away in order to paint the body but not paint the gutters since they are not attached. Steve added that Shannon is doing a great job managing the project. Munyan is painting the mailbox area for no additional charge.
- Monument & Pergolas- After discussion, Shannon will set up a meeting with Munyan and Patrick to review the monument at the Towns and the pergolas to have them bid refurbish and paint on those items.
- Flag Pole Update- Shannon reported that she had some questions surrounding this project including the plat # for the Derexa Monument. Patrick gave some information on

the island being County easement property so there may not be a Plat #. Steve and Patrick will provide additional assistance in locating the information.

NEW BUSINESS

a. Violations Enforcement-

- 1 account for attorney covenant enforcement demand- ***Shannon made a Motion to send the file below to the attorney for demand, Marcus seconded; Motion passed 6-0.*** (13000 Vennetta Way- Pressure Washing)
- 3 Accounts for Attorney CE Litigation- Invoices Provided-
-13828 Darchance – ***Shannon made a Motion to approve invoice 1967045CSB to move forward on CE litigation. Marcus seconded the Motion. Motion moved 6-0.***
-7971 Brofield- Management informed Board that she asked the law firm to send communication to the owner to get them to re-submit their application one last time before moving forward as ARB application was submitted but rejected due to lack of information on the app and a new one was not done.
-7424 Tattant- ***Shannon made a Motion to give residents 30 days to rectify lawn before moving forward as progress was made on the lawn. Marcus seconded the Motion. Motion moved 6-0.***

b. Proposal Review-

- Townhome Boulders- Smokey Valley & Arroyo Proposals- ***Steve made a Motion to approve proposal from Smokey Valley in the amount of \$12,520 & Arroyo #4328 \$3,655 for boulders and installation. Patrick seconded the Motion. Motion passed 6-0.*** Jeff inquired about the wooden fence that still needs repair as well as holes in the alleyway. Management advised that she has the asphalt repairs on her list but waiting for the repaint and landscaping project before securing all bids.

c. Owner Complaint-

Lighting and Noise at home- Steve reported that an owner emailed about spotlights and noise coming from their neighboring home in an email to management. Resident provided photos that were reviewed by the Board. Given the new Nuisance Policy states Board to determine whether public or private nuisance, management needs the Board to give direction on this matter. At this time, the Board does not feel this is something to be enforced but it will be monitored.

d. Tennis & Basketball Court- Patrick reported that he met with AAA who cut a square patch out of the court to do an initial eval and he feels that the initial project was not done well. It appeared that they tried to use cement to patch the areas to make them smooth along the seams and then laid a very thin asphalt layer and coated the surface. The asphalt did not adhere to the concrete causing a lot of the cracking. Marcus, Patrick and Manager met with Advantage and Nidy on another day and gave them the information. Vendors were all asked to bid removal of the courts initially since they are not sure what will be found underneath. They will then provide a bid to re-do the entire courts following the removal of the court.

ADJOURN: Patrick made a motion to adjourn the meeting at 8:34p. Marcus seconded, and the Motion passed unanimously.